

003.B

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 710,000 /

USE VALUE: 710,000 /

ASSESSed: 710,000 /

Total Card /

Total Parcel

710,000

710,000

710,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		EGERTON RD, ARLINGTON

OWNERSHIP

Owner 1:	NIEDERST MATTHEW J &
Owner 2:	NIEDERST EMILY A
Owner 3:	
Street 1:	27-29 EGERTON RD #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	RANKEN EMILY A/ETAL -
Owner 2:	JAFFE DAVID B -
Street 1:	27-29 EGERTON RD #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1804 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7015																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	710,000			710,000
Total Card	0.000	710,000			710,000
Total Parcel	0.000	710,000			710,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	393.57	/Parcel:	393.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	699,300	0	.		699,300	699,300	Year End Roll	12/18/2019
2019	102	FV	611,600	0	.		611,600	611,600	Year End Roll	1/3/2019
2018	102	FV	540,900	0	.		540,900	540,900	Year End Roll	12/20/2017
2017	102	FV	493,100	0	.		493,100	493,100	Year End Roll	1/3/2017
2016	102	FV	390,400	0	.		390,400	390,400	Year End	1/4/2016
2015	102	FV	360,800	0	.		360,800	360,800	Year End Roll	12/11/2014
2014	102	FV	344,300	0	.		344,300	344,300	Year End Roll	12/16/2013
2013	102	FV	344,300	0	.		344,300	344,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANKEN EMILY A/	138-29		12/22/2015		535,000	No	No		
HOBBS IAN S & S	U72-144		8/16/2001		300,000	No	No		
CHASE REBECCA M	U45-20		2/1/1999		230,100	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1462	Heat App	20,000	C				
9/18/2018	1341	Redo Bat	29,500	C				
6/15/2018	807	New Wind	7,790	C				
9/21/2010	2032	Redo Bat	9,000					
8/12/2010	993	Redo Kit	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
3/24/2011	Info Fm Plan	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aporo

2021

151971

GIS Ref

GIS Ref

Insp Date

05/11/18

!383!

PRINT

Date

Time

12/10/20

16:11:38

LAST REV

Date

Time

01/17/19

14:55:24

danam

383

Prior Id # 1:

151971

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

003.B

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Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

SFL + ATTIC.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1914	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	57 - 7015

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals				RM: 8				BR: 3				Baths: 1	HB 1

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	10.8%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.23203993
Const Adj.:	0.98010004
Adj \$ / SQ:	356.219
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795981
Depreciation:	85966
Depreciated Total:	710015

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	391.84	
Special Features:	0	Val/Su Net:	393.57	
Final Total:	710000	Val/Su SzAd	393.57	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,804	356.220	642,61
Net Sketched Area:		1,804	Total:	642,61
Size Ad	1804	Gross Are	1804	FinArea
				180

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
4						

IMAGE



AssessPro Patriot Properties, Inc